

Front elevation from Pratt Ave.



17-929
777 Pratt Ave. St. Helena, CA 94574

Code Analysis and Site Image

Address: 777 Pratt Avenue, St Helena, CA 94574			
Property Information			
Parcel #: 009-030-060-000			
Acres: 1.00			
Property Type: Vineyard Land < 5AC			
Zoning			
Zoning: A20-20 Acre Agriculture (Residential and Agricultural Use)			
Applicable Regulations and Zoning Controls			
Design Review Required: Chapter 17.164			
Zoning Controls			
Zoning Ordinance of the City of St. Helena			
Viewshed and Septic Easement:			
See Site Plan			
Provision	Zoning Ordinance of the City of St. Helena	Section Referenced	Details
Purpose	Sec. 17.20.010		Residential and Agricultural Use
Permitted Use	Sec. 17.20.020		One single-family dwelling per parcel.
Conditional Uses	Sec. 17.20.030		N/A
Design Review Required	Sec. 17.20.040	17.164	See Section for Submission Requirements. No specific guidelines, apply common sense and design sensibility.
Accessory uses, buildings and structures permitted			A. Garages, carports, workshops, pool houses, gazebos, patio covers, and other accessory buildings and structures without plumbing or cooking facilities.
			A. Cannot be located in a setback. B. No fences over 3.5' or more than one accessory building or structure in front of the most forward portion of the front elevation of the main house. C. Accessory building in a required rear yard and side yard (see: 17.116.010 C) D. Separation: 8' if in required yard (N/A). Drainage and fire containment are per PW requirements, if chief building official determines that separation may be reduced to 0' then must have doorway connecting accessory building and main structure, if chief building official determines that separation may be reduced to 3', then use permit shall be required. (Ord. 03-4 § 21: Ord. 00-5 § 6: prior code § 27.230)A
	17.20.050	17.116.010	
			E. Swimming pools when located at least five feet from the property boundary and are fenced in a fashion to protect children in compliance with the Uniform Building Code
Development Standards	17.20.060	"A-20" District	Residential and Agricultural
A. Parcel Size			One dwelling per five acres permitted density. (See sec. 17.20.060 for units allowed in excess of one unit)
C.Standards for Lots Two Acres or Greater in Area:	(Ord. 07-4 § 2 (part); Ord. 00-5 § 2: prior code § 27.24. Formerly 17.20.050)		
Maximum nonagricultural coverage			1 acre All structures, driveways (except for a sixteen (16) foot wide driveway no greater than two-thirds the length of the parcel), parking, patios, lawn or other nonagricultural uses shall be limited to the one acre maximum per parcel.
Floor Area Ratio (F.A.R.)			Not Regulated
Front Setback			50 feet Measured from the centerline of abutting streets.
Side Setback			50 feet Measured from the centerline of abutting streets.
Rear Yard			20 feet
Side Yard			20 feet
Height of buildings/structures			30 feet
Other Uses, standards and requirements	17.20.070		
A. Special Yards and Distances Between Buildings			N/A
B. General Plan			3. For a legal parcel existing on October 1, 1993 the total area for new residential developments shall not exceed a ratio of one-half acre per unit allowed. To determine the area of the parcel which can be used for residential development, the maximum number of units allowed shall be multiplied by one-half acre per unit. After determining the area of the parcel which can be used for residential development, any number of units below the maximum permitted may be located within that area;
C. Outside Urban Limit Line			N/A
D. Right to Farm			Acknowledged
Applicable Regulations	Policy Reference	Section Reference	Details
City of St. Helena Growth Management System		Chapter 17.152	Only 9 building permits for residential market rate development awarded each calendar year. Awarded on first come first serve basis, once the project is submitted for design review. With submission need to include written request for one of the Growth Management Allotments. (City of St.Helena Senior City Planner Aaron Hecock stated that there have not been any issues in the previous years)
Water Neutrality	St. Helena Water Neutral Policy for Development	Chapter 13.12	For design review do not need to include pool, for building permit pool needs to be covered. Further research is necessary for pool maintenance. Review for construction and fixture selection.
MWEL0 (Landscape)	California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance	492.4. Water Efficient Landscape Worksheet	



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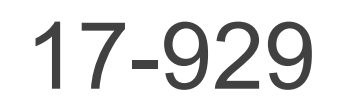
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Site: 777 Pratt Avenue

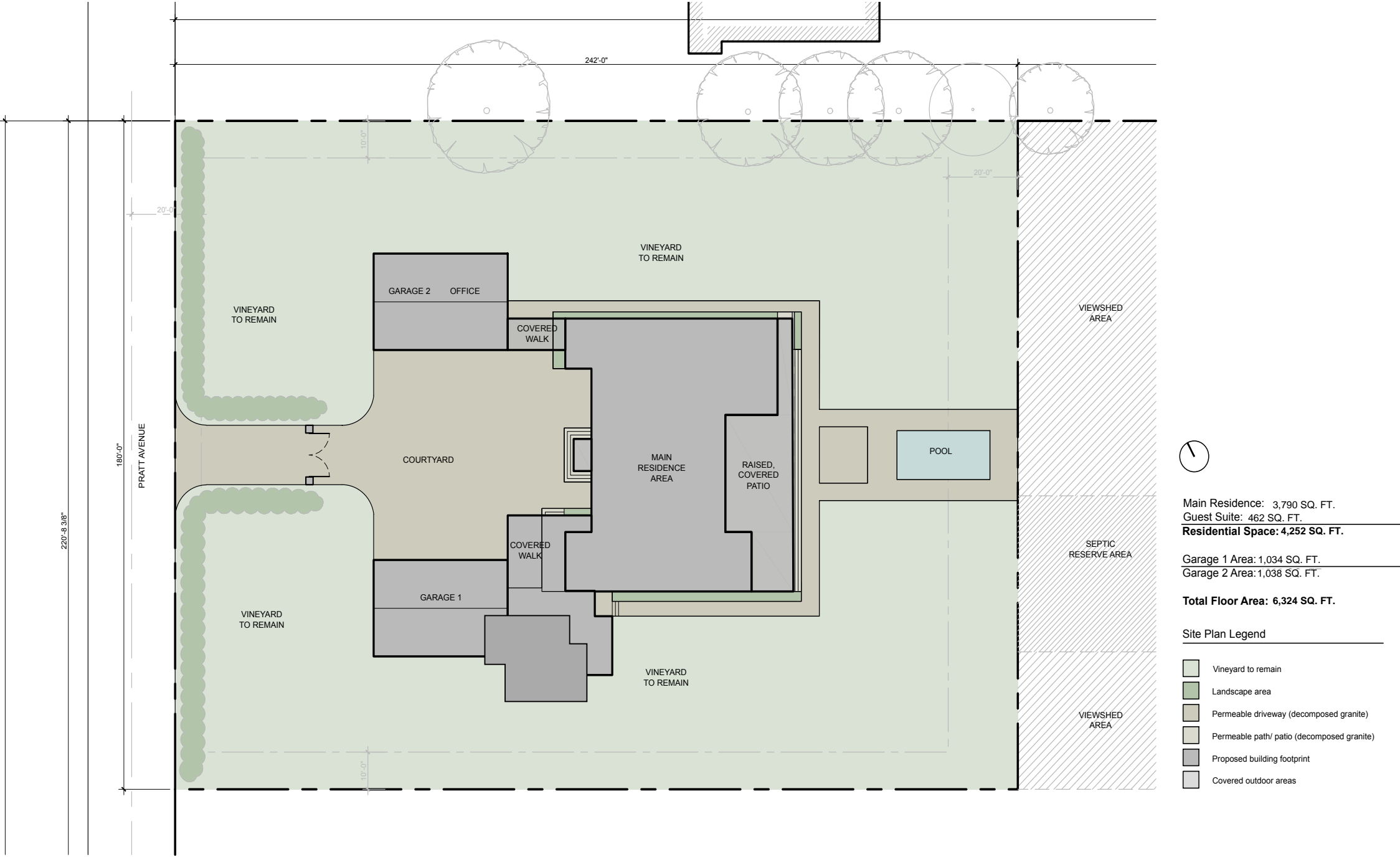


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Please note: These drawings are for conceptual presentation only. They may change throughout the design process.
Prenez note : Ces dessins sont pour la présentation conceptuelle seulement. Ils peuvent changer tout au long du processus de conception.







View South from Garage 2



Back perspective at East corner





Back perspective at South corner



Back elevation at pool



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- ⊗ FLOOR DRAIN
- ☉ HARD-WIRED IONIC SMOKE ALARM AND CARBON MONOXIDE DETECTOR, INTERCONNECTED (per 9.10.19.5) WITH BATTERY BACKUP (per 9.10.19.4)
- Ⓣ TEMPERED OR LAMINATED SAFETY GLASS, CONFORM TO CAN/CBSB-12.1-M per 9.6.1.4
- Ⓔ UNOBSTRUCTED OPENING OF NOT LESS THAN 0.35 m² IN AREA WITH NO DIMENSION LESS THAN 380mm.
- Ⓟ FAN
- ♀ EXTERIOR LIGHTING OUTLET WITH INTERIOR SWITCH PER 9.34.2.1
- ☆ LIGHTING OUTLET WITH 3-WAYS WALL SWITCH PER 9.34.2.3
- Ⓖ MIN. 1070 MM HIGH GUARDRAIL DESIGNED TO WITHSTAND THE SPECIFIED LATERAL LOADS PER 4.1.5.1.4

W1	<u>HORIZONTAL WOOD SIDING</u>
W2	<u>VERTICAL WOOD SIDING</u>
W3	<u>THIN STONE VENEER</u>

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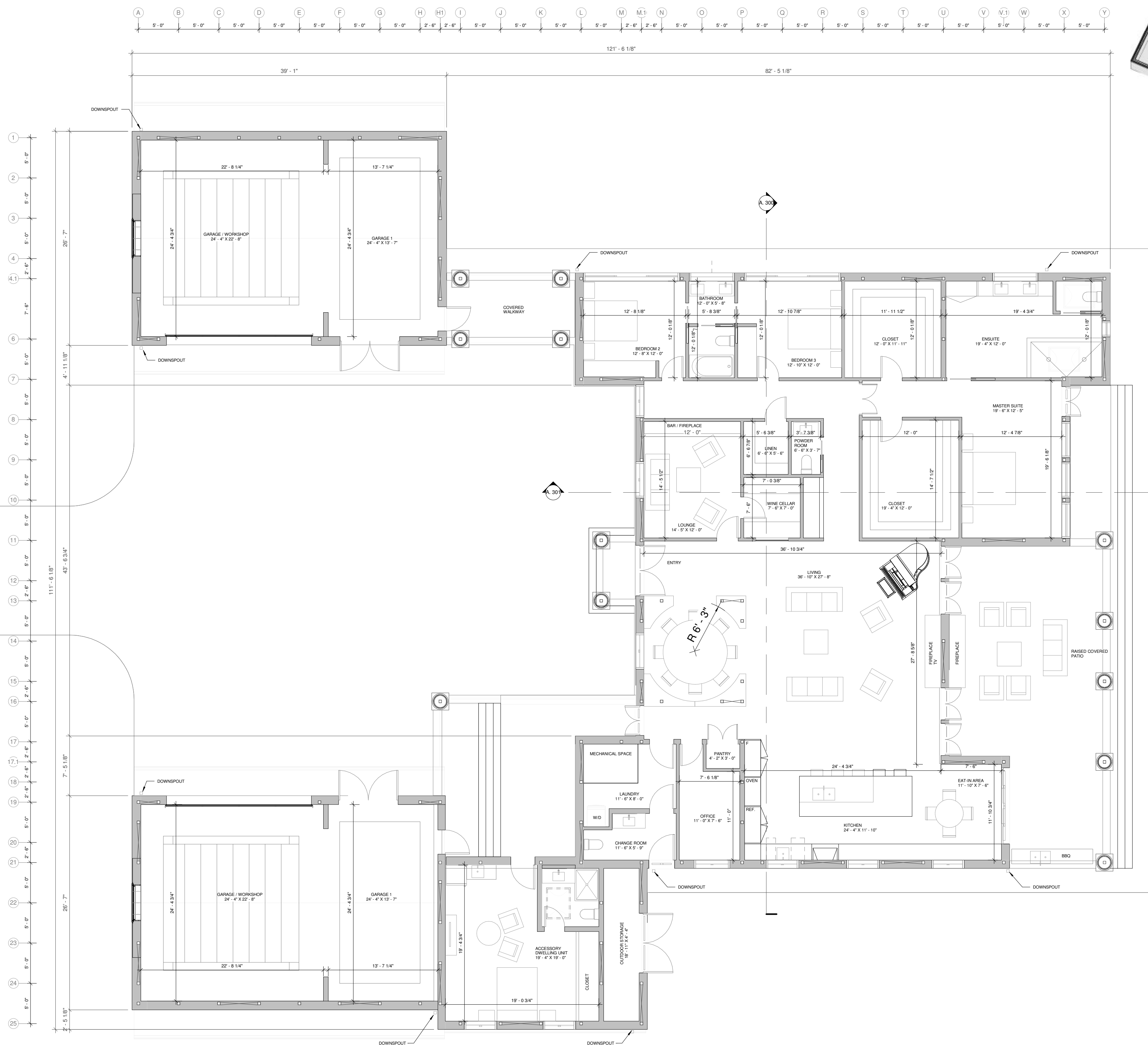
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PROJECT

777 Pratt Ave.
St. Helena, CA 94574

DRAWING TITLE	DRAWN BY	Author
	CHECK BY	Checker
SCEAU	DATE	2018/07/19
	SCALE	As indicated
	REVISION	1
	PAGE	

A. 103



1 Main Floor Plan
1/8" = 1'-0"

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STRUCTURE[®]

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The 11-gauge galvanized steel components used in a BONE Structure home are precision designed on a 3D platform and machined with the same technology used to manufacture parts for aircraft and automobiles.

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Our steel structure designs seldom require interior load-bearing walls, effectively eliminating limitations. That means a BONE Structure home is infinitely adaptable and reconfigurable, for years to come.

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David Yuhasz / Zedd Architecture | Ontario

EFFICIENCY BY DESIGN

Our High Performance Design process involves an analysis of the local climate conditions and orientation of the building site, followed by a series of computer simulations and iterative design recommendations. We are able to evaluate monthly and annual energy performance, daylighting and shading conditions as well as the natural ventilation of the home, all from the early stages of design.

